



Planning Department (661) 758-7250 Fax (661) 758-7239  
764 E Street, Wasco, CA 93280

March 18, 2009

State of California  
Department of Housing and Community Development  
Housing Policy Department  
1800 3<sup>rd</sup> Street  
Room 430  
Sacramento CA 95811

Re: City of Wasco Annual Housing Element Update for January 1, 2008 to  
December 31, 2008.

To Whom It May Concern:

Pursuant to Government Code Section 65400 the City of Wasco has reviewed the effectiveness of the City of Wasco's Housing Element. To complete this review, the City of Wasco uses previous annual Progress Reports as well as current building permit data. The City of Wasco has previously prepared a progress report on the Housing Element that covered January 1, 2008 to December 31, 2008. Included with this report please find the following information:

- 1) Annual Building Activity Report (total number of units)
- 2) Program Implementation Status
- 3) Regional Housing Needs Allocation Progress

Should you have any questions or comments please do not hesitate to contact the City of Wasco Planning Department at (661) 758-7210.

Sincerely,

John Heiser, AICP  
Community Development Director

HOUSING POLICY  
DEVELOPMENT, HCD

MAR 23 2009

## HOUSING ELEMENT ANNUAL PROGRESS REPORT

### JANUARY 1, 2008 THROUGH DECEMBER 31, 2008

Pursuant to Government Code Section 65400 the City of Wasco has reviewed the effectiveness of the City of Wasco's Housing Element. To complete this review, the City of Wasco uses previous annual Progress Reports as well as current building permit data.

Detailed discussion regarding the City's progress toward meeting regional housing needs and mitigation of governmental constraints, as identified in the housing element is provided in the 2008 Housing Element Update. Only a brief summary of the Annual Progress Report on Implementation of the Housing Element is included in this report.

#### **Regional Housing Needs**

The Kern County Council of Governments (Kern COG) issued its Final Regional Housing Needs Assessment on June 21, 2007 which were approved by HCD on September 7, 2007. Based on this "Needs Assessment," the city was allocated its "fair share" of the region's projected housing needs by household income group over the planning period from January 1, 2006 through June 30, 2013 a 7 1/2 year planning period.

The following tables provide an assessment of the City's progress towards meeting its allocation through December 30, 2008. From 2006 to 2008, the City exceeded its housing needs for moderate-income households, nearly met its housing needs for very low and low-income households and is behind in meeting its housing needs for above moderate-income households. The only affordable housing unit that was approved for the year 2008 is the Senior and Farm Worker housing units located at 300 Central Avenue. These units consist of 41 very low-income units with one onsite manager's unit. These units also have rent restrictions and rent assistance.

#### **Housing Objectives and Policies**

Listed below are the City of Wasco's Housing Element Goals, and relevant Policies. This information is followed by the City's progress in achieving these goals. The City's goals are in standard text while the progress made is in italics.

**Objective H-1:** to maintain the supply of sound housing in the City through the conservation of the current housing stock, as well as newly constructed and rehabilitated units.

**Policy: H-1.1-Residential Demolition:** The City shall not issue a demolition permit except for housing that is unsafe and unrepairable.

- *From January 1, 2008 to December 31, 2008, nine (9) demolition permits for unsafe and generally unrepairable houses was issued.* Policy: H-1.2 – Increase awareness among property owners and residents of the importance of long term housing quality and continuous property maintenance through Program H-1.3.

- *The City of Wasco has not conducted any homeowners workshops however the City does provide informational fliers regarding home maintenance procedures. For the residents utilizing the first time home buyers program, homebuyer education is mandatory.*

Policy: H-1.3 – Maintenance counseling shall be a part of the technical assistance component of the rehabilitation program, to the extent that it is also important to the prevention of deterioration, maintenance counseling service shall be made available throughout the community.

- *The City of Wasco has not conducted any homeowners workshops however the City does provide informational fliers regarding home maintenance procedures.*

Policy: H-1.4 Community Cleanup: Conserve neighborhoods through community cleanup. This program consists of the periodic designation of a day or weekend as “neighborhood clean-up/fix-up day.” The City will cooperate with various neighborhood groups, civic organizations and others willing to assist in helping those (especially the elderly and disabled) who might be unable to perform minor maintenance tasks.

- *The City of Wasco conducted four (4) city wide cleanups during the last calendar year. Additionally the City of Wasco has added an additional code enforcement officer who will help coordinate future cleanups..*

**Objective H-2:** To provide new housing for all income groups in appropriate locations.

Policy: H-2.1 Provide loans for in-fill housing on appropriate sites in established neighborhoods and recruit licensed builders to develop infill housing. The City will contact the local building exchange on a quarterly basis to try and recruit licensed builders to develop infill housing in Wasco.

- *The City of Wasco and the Wasco Redevelopment Agency have been meeting with local builders regarding new construction on infill properties as well as rehabilitation to existing structures within established neighborhoods. Additionally the Wasco Redevelopment Agency has funds available that will assist local contractors on these in-fill projects.*

**Objective H-3:** To increase the supply of housing without over-crowding or adversely affecting the prevailing character of the existing neighborhoods.

Policy: H-3.1 Appropriate Densities: Set allowable densities in established residential areas at levels that will maintain neighborhood scale and character. Prevailing densities shall only be exceeded when the existing scale and character of the neighborhood will not be adversely affected, and the new development meets the necessary qualifications in the Wasco Zoning Ordinance and the Land Use Element of the General Plan.

- *The City of Wasco's General Plan was updated in 2002. During this update appropriate densities were assigned to insure that neighborhoods retain their scale and character.*

**Objective H-4:** To provide maximum housing choice.

Policy: H-4.1 Prevent housing discrimination based on age, children, color, disability, marital status, national origin, race, religion or sex. The City shall assist in the implementation of anti-discrimination and fair-housing laws. The City will also work with the various community groups, businesses and other agencies to eliminate housing discrimination. The City will disseminate information on fair housing laws, and provide for referrals to appropriate enforcement and investigative agencies. Information will be distributed in both English and Spanish, and will be sent to community and social centers, and public locations.

- *The City of Wasco's Housing Department makes available at Wasco City Hall informational fliers regarding anti-discrimination and fair housing laws.*

Policy: H-4.2 In response to SB 520, the City of Wasco will make dwellings adaptable and accessible for disabled occupants. The City shall undertake a comprehensive review of the city ordinance and remove constraints to the disabled by the end of the 2002 calendar year.

The City shall only take on an active role in expanding the availability of units suitable to households with special needs.

- *The City of Wasco's Housing Division through the housing programs encourages accessibility in new home construction and for home rehabilitation. **In 2008 the City of Wasco provided home access improvements to three (3) houses.***

Policy: H-4.3 Housing Opportunities: The City shall expand housing opportunities for both low and moderate-income households, by grant programs and maintenance of an adequate land supply.

- *The City of Wasco acquired funding through the CalHome and CDBG reuse monies/programs. This money was used for providing housing opportunities for persons of very low and low- income. Additionally the City of Wasco has received funds from the BEGIN and HOME Program funds. The BEGIN Program allows the City of Wasco to provide \$30,000.00 to first time home buyers up to moderate income to assist in the purchase of a house. The HOME Program funds are utilized for gap financing to assist very low and low income households with the purchase of a home. In 2008, the City provided funding for eight housing rehabilitations, three home accessibility improvements and assisted five families with first time homebuyer assistance. The total amount for the 2008 housing program funding was \$535,798.00. The City of Wasco is also working with developers to encourage smart growth initiatives which will provide a greater variety of house sizes to better meet the needs of all of Wasco's citizens.*

Policy: H-4.4 The City shall expand the availability of housing units suited to the needs of large families, the elderly, disabled, homeless, and others through financial assistance in new construction. The City will provide priority to projects with large families in its CDBG, HOME and other programs.

- *The City of Wasco has various grant programs available to assist developers in securing funding that help in qualifying for construction loans for affordable housing projects.*

Policy: H-4.5 Provide adequate rental housing opportunities through the utilization of federal and state financing and subsidy programs to create rental housing opportunities. Programs including (but limited to): CDBG, HOME, Cal HOME, Self Help, Housing Program, etc. The City will apply for these state and federal programs in an attempt to acquire financing subsidies to assist the renter population of Wasco.

- *The City of Wasco has various grant programs available to assist developers in securing funding that help in qualifying for construction loans for affordable housing projects.*

Policy: H-4.6 Expand opportunities for home ownership. The City shall work to expand opportunities for owner occupied housing and home ownership occupied housing and home ownership through the utilization of federal and state financing and subsidy programs to create ownership opportunities. The city will advertise the available programs on a quarterly basis in the local paper.

- *The City of Wasco acquired funding through the CalHome and CDBG reuse monies/programs. This money was used for providing housing opportunities for persons of very low and low- income. Additionally the City of Wasco has received funds from the BEGIN and HOME Program funds. The BEGIN Program allows the City of Wasco to provide \$30,000.00 to first time home buyers up to moderate income to assist in the purchase of a house. The HOME Program funds are utilized for gap financing to assist very low and low income households with the purchase of a home. In 2008, the City provided funding for eight housing rehabilitations, three home accessibility improvements and assisted five families with first time homebuyer assistance. The total amount for the 2008 housing program funding was \$535,798.00. The City of Wasco is also working with developers to encourage smart growth initiatives which will provide a greater variety of house sizes to better meet the needs of all of Wasco's citizens.*

**Objective H-5:** To avoid or mitigate hardships imposed by displacement.

Policy: H-5.1 Displacement: Provide relocation services where publicly funded actions cause permanent displacement.

- *The City of Wasco undertook **nine (9) rehabilitation projects in 2008** however none of the person affected by these rehabilitation required re-location assistance.*

Policy: H-5.2 Displacement: Minimize relocation hardship and displacement caused by demolition or conversion of housing.

- *The City of Wasco undertook **nine (9) rehabilitation projects in 2008** that required the displacement of the occupants however none of these people required re-location assistance.*

**Objective H-6:** To provide housing to all income groups; particularly low and moderate income groups.

Policy: H-6.1 Make maximum use of the private sector in providing adequate housing accommodations by soliciting and recruiting for profit and non-profit developers to develop in the City.

- *The City has recently implemented a program, to provide financial incentives to developers in the construction of low income housing within new subdivisions.*
- *The City of Wasco General Plan Land Use map has been updated to insure that land zoned for multi-family uses is available.*
- *The City of Wasco Housing Department has a list of approved contractors that are informed when any funding becomes available.*
- *The City of Wasco Housing Department has information items available to the public.*

Policy: H-6.2 Housing Rehabilitation and Replacement: Use available Federal, State and Local housing subsidy programs to encourage rehabilitation and conduct annual housing condition surveys to determine rehabilitation need and then prioritize these needs. The City will also, through program H-1.4, have "neighborhood clean-up/fix-up days. The City will both, apply for funds, and assist interested individuals in the application of funds for rehabilitation purposes.

- ***Nine (9)** rehabilitation permits were issued for 2008. Since the inception of the program the City has rehabilitated approximately ninety three (93) units. During this time the City conducted a Housing Conditions Survey (2004), following the guidelines set forth in Chapter 16 of the Community Development Block Grant Manual.*

Policy: H-6.3 Adequate Housing Sites: Seek inclusion of low and moderate-income units in new housing developments by providing adequate sites for lower priced rental housing. To enhance and extend this policy, the development of alternative and affordable housing types (i.e.: manufactured housing, condos, mobile home subdivisions, zero lot line, etc.) shall be considered when evaluating new development proposals.

- *The City of Wasco has approved Tentative Tract 6737 that incorporates townhouses, substandard single family dwelling lots (3,400 sq. ft) and traditional single family dwelling lots (6,000 sq. ft.) into one inclusive residential development. Additionally the City of Wasco Zoning Ordinance provides various tools that can facilitate inclusionary housing.*

Policy: H-6.4 Retrofit residential units with weatherization to reduce the overall housing costs through marketing of utility company programs. The City will encourage utility companies to distribute fliers on weatherization on an ongoing basis.

- *Since 2000 the City of Wasco has allocated over 3 million dollars for home rehabilitation programs.*

Policy: H-6.5 Permit Streamlining: Streamline the permit and environmental review processes to expedite housing construction. The City shall make every effort to expedite the review and evaluation processes as consistent with the City's interests as defined by policies of the City Zoning Ordinance and General Plan. Priority processing should be given to projects that include low and moderate-income households, and housing which is accessible to the elderly and disabled.

Policy: H-6.6 Ensure that the city's codes and development requirements do not unnecessarily increase the cost of housing.

- *The City follows the Permit Streamlining Act and Uniform Building Code to allow for an expatiated review process of any development projects and building plans.*

**Objective H-7:** To maintain, improve and enhance the physical appearance of housing.

Policy: H-7.1 Housing Maintenance: Assure that existing housing is maintained in decent, safe and sanitary condition. The City shall make sure that residential units continue to meet the standards of the housing codes by maintaining a systematic inspection of suspect structures.

- **Nine (9)** *rehabilitation permits were issued for 2008. Since the inception of the program the City has rehabilitated approximately ninety three (93) units.*

**Objective H-8:** To provide a quality living environment.

Policy: H- 8.1 Residential Infrastructure: Assure that housing is provided with adequate public improvements, services and amenities.

- *All new developments are required to submit improvement plans that are checked by the City Engineer.*

### ***Progress in Meeting Regional Housing Need***

State law mandates that each city and county meet its regional housing needs. In order to respond to the growing population and household growth of the state and to ensure the availability of decent affordable housing for all income groups, the State of California enacted law (Government Code Section 65584) that requires Councils of Governments (COGs) to periodically distribute the state-identified housing need for its region. This regional housing needs assessment occurs approximately every five years and is a prelude to the housing element update by each local agency. The Department of Housing and Community Development, in consultation with the COG, is responsible for determining this regional need, initiating the process by which each COG must then distribute its share of statewide need to all local jurisdictions within its region.

Listed below are three tables that reflect the City of Wasco's regional housing needs and the progress made towards satisfying these needs for fiscal years 2003-2008.

#### **REGIONAL HOUSING NEEDS ASSESSMENT JANUARY 2006 THROUGH JUNE 30, 2013**

Income Classification	Number Required
Very Low (0-50%)	208
Low (50% to 80%)	142
Moderate (80% to 120%)	156
Above Moderate (120%+)	352
Total	858

#### **HOUSING UNITS ADDED Fiscal Year 2003-2004**

Income Classification	Number Built
Very Low (0-50%)	61
Low (50% to 80%)	50
Moderate (80% to 120%)	100
Above Moderate (120%+)	50
Total	261

#### **HOUSING UNITS ADDED Fiscal Year 2004-2005**

Income Classification	Number Built
Very Low (0-50%)	59
Low (50% to 80%)	59
Moderate (80% to 120%)	95
Above Moderate (120%+)	35



Total	248
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**HOUSING UNITS ADDED  
Fiscal Year 2005-2006**

Income Classification	Number Built
Very Low (0-50%)	81
Low (50% to 80%)	28
Moderate (80% to 120%)	28
Above Moderate (120%+)	70
Total	207

**HOUSING UNITS ADDED  
January 1, 2007 to December 31, 2007**

Income Classification	Number Built
Very Low (0-50%)	0
Low (50% to 80%)	12
Moderate (80% to 120%)	150
Above Moderate (120%+)	40
Total	202

**HOUSING UNITS ADDED  
January 1, 2008 to December 31, 2008**

Income Classification	Number Built
Very Low (0-50%)	41 (1- managers unit)
Low (50% to 80%)	0
Moderate (80% to 120%)	0
Above Moderate (120%+)	29
Total	71

**HOUSING UNITS REMAINING  
JANUARY 2006 – DECEMBER 2008**

Income Classification	2005-2006	2007	2008	2006-2013 RHNA	Number Needed by 2013
Very Low (0-50%)	81	0	42	208	85
Low (50% to 80%)	28	12	0	142	102
Moderate (80% to 120%)	28	150	0	156	-22

Above Moderate (120%+)	70	40	29	352	213
Total	207	202	71	858	449



Community Development Department (661) 758-7250 Fax (661) 758-7239  
764 E Street, Wasco, CA 93280

March 24, 2009

State of California  
Office of Planning and Research  
Housing Policy Department  
1800 3<sup>rd</sup> Street  
Room 430  
Sacramento CA 95811

HOUSING POLICY  
DEVELOPMENT, HCD

APR 02 2009

Re: City of Wasco Annual General Plan Update Report for January 1, 2008 to  
December 31, 2008.

To Whom It May Concern:

Pursuant to Government Code Section 65400 the City of Wasco has reviewed the effectiveness of the City of Wasco's General Plan. The time period covered by this review is January 1, 2008 to December 31, 2009. To complete this review, the Annual Report is broken down in the following three (3) sections:

- A. The Status of the General Plan and Implementation Progress
- B. Local Efforts to Remove Governmental Constraints
- C. Progress in Meeting the City's Regional Housing Needs

Should you have any questions or comments please do not hesitate to contact the City of Wasco Planning Department at (661) 758-7210.

Sincerely,

John Heiser, AICP  
Community Development Director

## **Attachment A**

### **2008 General Plan Progress Report**

#### **A. Status of the General Plan and Implementation Progress**

The City of Wasco last updated its General Plan in August 2002. The Elements in the 2002 General Plan were Land Use, Conservation and Open Space, Agriculture, Circulation, Housing, Safety and Noise. The following discussion summarizes the status and implementation progress of the individual elements during the time period from January 1, 2008 to December 31, 2008.

##### **Land Use Element:**

The Land Use Element designates the location and extent of the land use categories such as housing, business, industry, public facilities and open space and includes policies, goals and a land use map. Additionally the Land Use Element includes development and growth strategies to encourage orderly and contiguous growth. The Land Use Element is divided into four (4) sections; residential, commercial, industrial and public and institutional land use. The Land Use Element is implemented through the processing of development applications. In 2008 the City Council approved two (2) amendments to the Land Use Map and is currently reviewing on amendment to the Land Use Map.

##### **Conservation and Open Space Element:**

The purpose of the Conservation and Open Space Element is to protect natural resources including groundwater, soils and air quality and to ensure that any environmental hazards such as flooding and exposure to agricultural practices are adequately addressed. This element is implemented through the review of development applications for conformance with the Conservation and Open Space Element.

##### **Agricultural Element:**

The purpose of the Agricultural Element is to encourage the preservation of Prime Farmland and Farmland of Statewide Importance and to provide a “greenbelt” around the City’s perimeter to maintain the physical separation between the City and nearby communities and maintain the scenic beauty surrounding the City and establish growth boundaries to prevent the premature conversion of farmland to urban uses. This element is implemented through the review of development applications for conformance with the Agricultural Element.

##### **Circulation Element:**

The Circulation Element provides for the safe and efficient circulation of vehicular and pedestrian traffic in the City. This Element includes goals, policies and a map outlining both the existing and future road network. The Circulation Element is divided into four (4) sections; street system, parking and onsite circulation, pedestrian and bicycle modes and transit and rail. This element is implemented through the review of development applications for conformance with the Circulation Element.

**Safety Element:**

The Safety Element identifies objectives and goals to reduce the potential for loss of life and property resulting from natural or manmade hazards and to provide for a well trained Fire Department and Law Enforcement Department. This Element is divided into four (4) sections; emergency planning, fire protection, flooding and public safety. This element is implemented through the review of development applications for conformance with the Safety Element.

**Noise Element:**

The purpose of the Safety Element is to protect the citizens from exposure to excessive noise, ensure that incompatible land uses don't occur and to preserve the tranquility of residential areas by preventing noise producing uses from locating in or adjacent to residential properties. This element is implemented through the review of development applications for conformance with the Noise Element

**Housing Element:**

The purpose of the Housing Element is to ensure clean and safe housing for all the residents in Wasco. This goal of clean and safe housing is achieved through several goal, policies and programs as well as through the Regional Housing Needs Assessment which assigns the City with a "fair share" number of Kern County's projected housing needs by household income group. The City has 7 ½ years to satisfy its "fair share" quota. Included in the table below is the City's progress in achieving this quota.

**B. Local Efforts to Remove Governmental Constraints:**

During the recent update of the City of Wasco's Housing Element several policies and procedures were determined to be a hindrance to the development of not only affordable housing units but to market rate multifamily projects as well. To address these hindrances, the City of Wasco's General Plan Policies and the City of Wasco's Zoning Ordinance are continually reviewed by staff to ensure the City's ability to satisfy the "fair share" of the City's Regional Housing Needs. In addition to this review of City documents the City of Wasco Planning Commission has recently approved a forty two unit project that has increased the number of affordable housing units in the City.

The City has processed amendments to both the City of Wasco's Land Use Map and the City of Wasco's Circulation Map of the General Plan. These amendments are as follows:

**Circulation Map:**

*General Plan Amendment 07-04 – Truck Routes:*

An amendment to the Circulation Element Map to remove the truck route designation on certain roads and add the truck route designation to certain roads. The purpose of this amendment was to ensure that there would not be a conflict between the increasing residential properties and trucks.

**Land Use Map:**

*General Plan Amendment 08-02 – Wasco Center*

An amendment to the City of Wasco Official Zoning Map, to re-designate 1.7 acres of land currently zoned R-1-6 (Low Density Residential 6,000 sq.ft. lot), to C-R (Commercial Retail)

and R-3 (High Density Residential) and to re-zone 12.3 acres of land from C-R (Commercial Retail) to R-3 (High Density Residential) for the proposed Wasco Center.

The City is currently processing the following General Plan Amendments:

**Land Use Map:**

*General Plan Amendment 08-03 – N.E corner of Central Ave and 7<sup>th</sup> Street*

An amendment to the City of Wasco's General Plan Land Use Map from Medium Density Residential to High Density Residential for the following APN's 488-151-02, 488-151-03, 488-151-05, 488-151-06, 488-151-07, 488-151-08, 488-151-09 and 488-151-10.

**C. Progress in Meeting the City's Regional Housing Needs:**

As stated earlier, the City of Wasco, pursuant to State of California Housing Element law, is required to satisfy its "fair share" of Regional Housing Needs. This "fair share" is determined by the Kern Council of Governments and certified by the State of California Housing and Community Development Department. The following information has been included in the City of Wasco's Annual Housing Element Update.

**HOUSING UNITS REMAINING  
JANUARY 2006 – DECEMBER 2008**

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